



**EAST COTTAGE, CHURCH STREET, GIGGLESWICK  
£345,000**





## **EAST COTTAGE, CHURCH STREET, GIGGLESWICK, SETTLE, BD24 0BE**

Substantial 3 bed roomed, stone built semi-detached barn conversion, located in a superb position in the centre of Giggleswick Village.

Spacious accommodation laid over two floors, with quality fixtures and fittings throughout including timber double glazed windows, gas fired central heating, modern kitchen with appliances, and well-appointed house bathroom and ensuite.

Decorated and presented to a very high standard, ready for immediate occupation.

Ideal family home, holiday cottage or investment property.

Manageable outside space including private enclosed side walled garden, private parking, and utility space.

Well worthy of internal inspection to fully appreciate the size, quality, and location.

Giggleswick is a popular village, situated adjacent to the Market Town of Settle on the edge of the Yorkshire Dales National Park.

The village has local amenities such as church, primary school, two public houses and private primary and secondary schools, plus railway station with connection to Leeds 45 miles and Lancaster 20 miles.

### **ACCOMMODATION COMPRISES:**

#### **Ground Floor**

Entrance Hall, WC/Cloakroom, Lounge, Breakfast Kitchen.

#### **First Floor**

Landing, Bedroom 1 with Ensuite Shower Room, 2 Further Bedrooms, House Bathroom.

#### **Outside**

Parking to the front, Enclosed Side Garden, Utility Space/Parking.

### **ACCOMMODATION:**

#### **GROUND FLOOR:**

##### **Entrance Hall:**

16'6" x 6'0" (5.03 x 1.83)

Slated canopy over glazed external entrance door, glazed inner door.

Lobby area 6'0" x 3'4" (1.83 x 1.02), radiator, feature staircase to the first floor, glazed balustrade, understairs store cupboard with plumbing for washer, access to breakfast kitchen and lounge, glazed inner doors.



### **WC/Cloakroom:**

2'7" x 6'5" (0.79 x 1.95)

Low flush EC, vanity wash hand basin, radiator, recessed spotlights.



### **Lounge:**

12'8" x 19'5" (3.86 x 5.92)

Good sized light and airy room, large double glazed windows, gas stove on plinth, radiator, wall lights.



### **Breakfast Kitchen:**

19'1" x 11'4" (5.82 x 3.45)

Large room with kitchen area to one side, dining to the other, kitchen area comprising extensive range of modern base units with complementary worksurfaces, breakfast bar, wall units, 1½ bowl sink with mixer taps, built in dishwasher, gas hob, electric double oven, extraction hood, space for table, double glazed double doors with access to the side garden with slated canopy over, modern electric heater, double glazed side window, recessed spotlights.



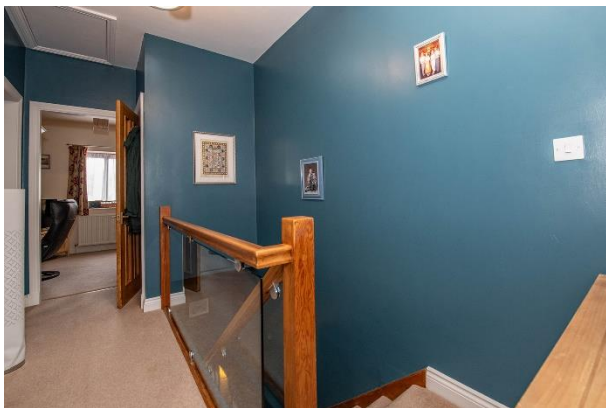


## FIRST FLOOR:

### Landing:

19'1" x 11'4" (5.82 x 3.45)

Access to 3 bedrooms and bathroom, loft access to part boarded loft, loft ladder, gas fired central heating boiler in the loft, light tube, bulkhead store cupboard, solid internal doors, cloaks cupboard.



### Bedroom 1:

8'10" x 14'7" (2.69 x 4.44) plus lobby 3'1" x 4'1" (0.94 x 1.24)

Large double bedroom, double glazed window, radiator.





### **Ensuite Shower Room:**

4'0" x 10'0" (1.22 x 3.05)

Shower enclosure with shower over off the system, pedestal wash hand basin, low flush WC, heated towel rail, tiled walls to dado, recessed spotlights.



### **Bedroom 2:**

11'8" x 10'2" (3.55 x 3.09)

Double bedroom, double glazed window, Velux rooflight, radiator.



### **Bedroom 3:**

10'0" x 10'0" (3.05 x 3.05)

Double bedroom, double glazed window, radiator.





### House Bathroom:

6'6" x 7'1" (1.98 x 2.16)

Very well appointed, with 3-piece white bathroom suite comprising spa bath with shower over off the system, low flush WC, wall mounted wash hand basin, Velux rooflight, heated towel rail, part tiled walls.



### OUTSIDE:

Parking space to the front plus side utility space. Enclosed pleasant side garden laid to patio.



### Directions:

Leave the Settle office down Church Street, over the river bridge into Giggleswick, go left down Belle Hill, then right onto Church Street, take next right up to the Black Horse, go round the side and East Cottage is located on the right-hand side. A for sale board is erected.

### Tenure:

Freehold with vacant possession on completion.

### Services:

All mains' services are connected to the property.

**Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

**Purchase Procedure:**

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

**Marketing:**

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

**Local Authority:**

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1 Belle Vue Square  
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